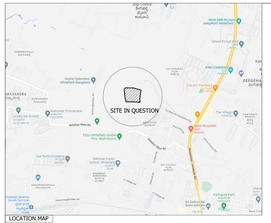
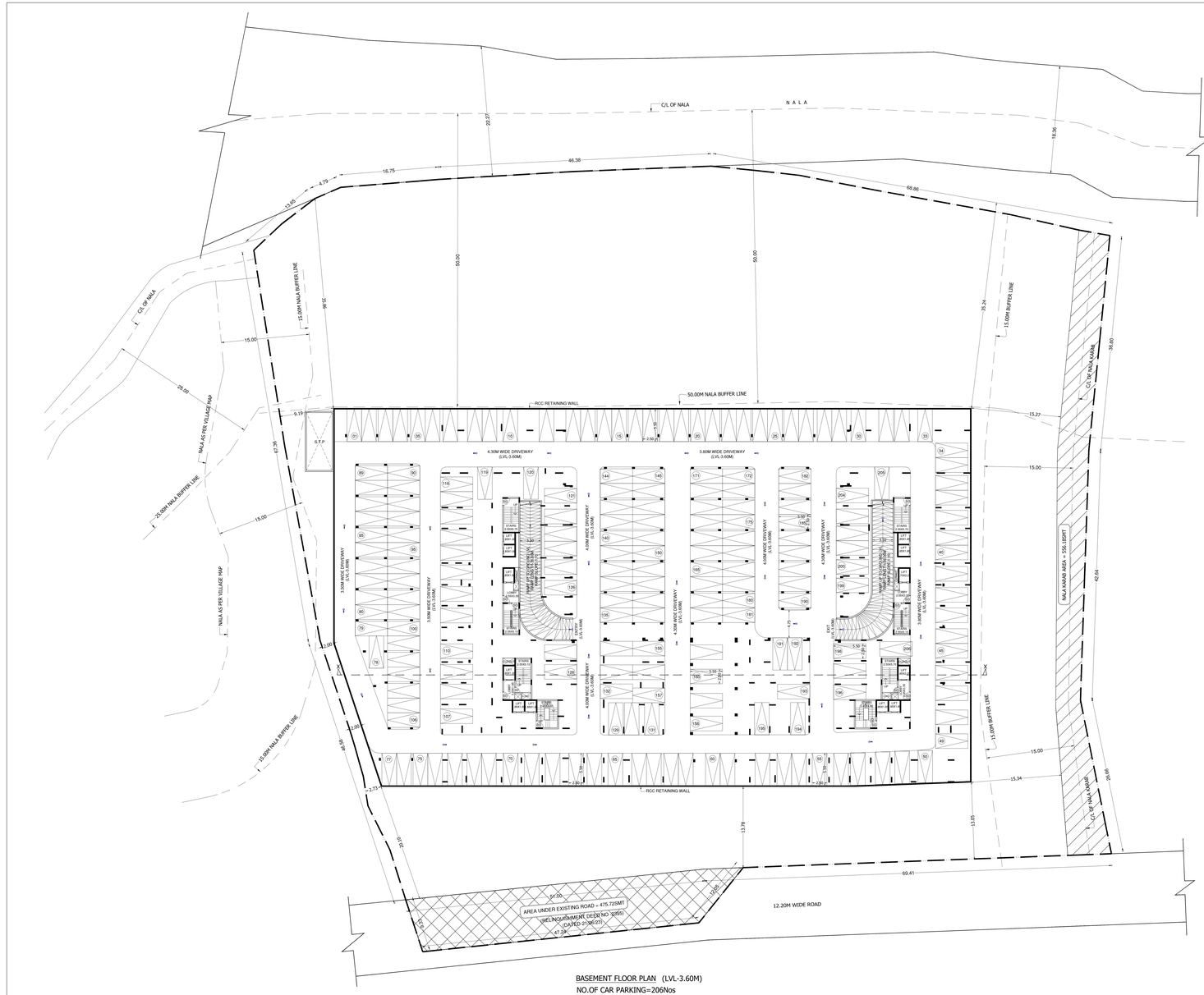

SITE IN QUESTION
NALA 30M Wetland Kempambudi SA Wetland
Kempambudi Wetland
Kempambudi Pharmaceuticals Private Limited
Sri Sai Ram Engineering College
Sri Sai Ram Institute of Technology
Sri Sai Ram Institute of Management
Sri Sai Ram Institute of Hotel Management
Sri Sai Ram Institute of Computer Studies



BASEMENT FLOOR PLAN (LVL-3.60M)

NO.OF CAR PARKING=206Nos

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No. PRJ/14839/22-23 dated :___30/09/23____ and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 3091 , Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore. , Bangalore.

a) Consist of 1Basement + 1Ground + 14 UIF only.

3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

4.174321.15 area reserved for car parking shall not be converted for any other purpose.

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6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esk.S) code leaving 3.00 mts. from the building within the premises.

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The license and the copies of sanctioned plans with specifications shall be kept in mounted on a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜IVâ€™ (Bye-law No. 3.6) under sub section IV-B (iii) to (ix).

17.The building shall be constructed under the supervision of a registered structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for for the site above 371 Sqm.

19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement.

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€˜ trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No: BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

37.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.

42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

43.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep/ Hoodike) Letter No. LD/95LET/2013, Dated: 01-04-2013 :

I. Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block A (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (Other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	226.74	0.00	226.74	168.72	48.79	9.23	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Thirteenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Twelth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eleventh Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Tenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ninth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eighth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Seventh Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Sixth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fifth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fourth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Third Floor	3082.08	102.93	2979.15	141.74	43.36	0.00	1.05	0.00	0.00	2793.50	2793.50	24	0.00
First Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Pilot Floor	3322.71	167.17	3155.54	153.02	43.36	0.00	1.05	0.00	0.00	2998.11	2998.11	24	152.67
Ground Floor	4211.12	0.00	4211.12	132.01	43.36	0.00	0.00	0.00	4000.08	35.17	35.17	00	35.17
Basement Floor	6895.54	0.00	6895.54	132.01	43.36	0.00	0.00	253.09	6421.07	35.21	35.21	00	35.21
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	10431.15	39342.85	39342.85	336	223.05
Total Number of Same Blocks	1												
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	10431.15	39342.85	39342.85	336	223

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:86,96 OF BELATUR VILLAGE & SY NO:78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

SCALE : 1:200

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 23/07/2024
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/14839/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 3091
Nature of Sanction: MODIFY	Khata No. (As per Khata Extract): 3091
Location: Ring-II	Locality / Street of the property: Belathur and kumbena Agrahara village, Bidarahalli hobli, Bangalore East Taluk, Bangalore
Building Line Specified as per Z.R:	
Samapa Road	
Zone: Mahadevapura	
Ward: Ward-054	
Planning District: 312-Avalahalli	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 16035.24
Deduction for NatPol Area	
Surrender Free of Cost	475.72
Khandakal Area	326.10
Total	1031.96
NET AREA OF PLOT	(A-Deductions) 15003.28
COVERAGE CHECK :	
Permissible Coverage area (50.00 %)	7501.67
Proposed Coverage Area (28.27 %)	4211.11
Achieved Net coverage area (28.27 %)	4211.11
Balance coverage area left (21.73 %)	3290.56
FAR CHECK :	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	33807.38
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	16903.69
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.50)	52710.42
Residential FAR (100.00%)	39342.61
Proposed FAR Area	39342.61
Achieved Net FAR Area (2.54)	39342.62
Balance FAR Area (1.02)	13367.81
Achieved Additional FAR Area	4814.73
BUILT UP AREA CHECK :	
Proposed BuiltUp Area	53223.05
Substructure Area Add in BUA (Lesser/ Lvl)	39.02
Achieved BuiltUp Area	53262.07

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Recpt./Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Residential	Apartment	90 - 225	1	-	1	336	-	
	Total		-	-	-	-	336	382	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	336	8031.60	382	9252.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	370	8499.10	382	9252.50
Two/Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	6168.65
Total	-	5955.05	-	17421.15

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built-Up Area (Sq.mt.)	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (Other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	10431.15	39342.85	39342.85	336	223.05
Grand Total:	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	10431.15	39342.85	39342.85	336.00	223.05

Sl. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance Value of TDR Originating site (Rs. / Sq.Mt.)	Guidance Value of Receiving Plot (Rs. / Sq.Mt.)	Factorization of Guidance value	Factorized Notional land in the receiving plot	Floor area paid for the Notional land	Utilised TDR as out of/ Other TDR floor area paid (Sq.Mt.)	Balance TDR to be utilised
308	-	2058.42	40000.00	40000.00	1.00	2058.42	4018.95	0.00	0.00
	Total					2058.42	4018.95	4014.73	4.22
Total Floor area utilised by TDR							4018.95		
Maximum TDR Allowable (50% of Permissible FAR)							2058.74		
Balance not utilised TDR Area							9.50		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1661
A (RESIDENTIAL)	D1	0.90	2.10	1342
A (RESIDENTIAL)	ED	1.05	2.10	336
A (RESIDENTIAL)	SD	1.20	2.15	58
A (RESIDENTIAL)	SO	1.80	2.10	98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	785
A (RESIDENTIAL)	W1	1.20	1.45	58
A (RESIDENTIAL)	W	1.50	2.10	2055

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.10 X 2.0 X 1	3.00	7.62
	1.10 X 2.20 X 1 X 1	2.62	
SECOND FLOOR PLAN	1.50 X 4.10 X 2.0 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
THIRD FLOOR PLAN	1.50 X 4.10 X 2.0 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
TYPICAL - 4 TO 14 FLOOR PLAN	1.50 X 4.10 X 9.0 X 11	69.30	105.60
	1.50 X 2.20 X 1 X 11	36.30	
Total	-	-	132.42

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S ANKURAM DEVELOPERS REP BY MANAGING PARTNER P. Ramakrishna Reddy, Flat No. 401, Katha No. 852/841/30, Sy No. 3, Pattanna Agrahara , Hmwtelad Main Road, Bangalore -560066.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4202, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4299/11-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:86,96 OF BELATUR VILLAGE & SY NO:78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE :

BASEMENT FLOOR PLAN

SHEET NO : 02 OF 08

SANCTIONING AUTHORITY :

SECRETARY / JOINT DIRECTOR / ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

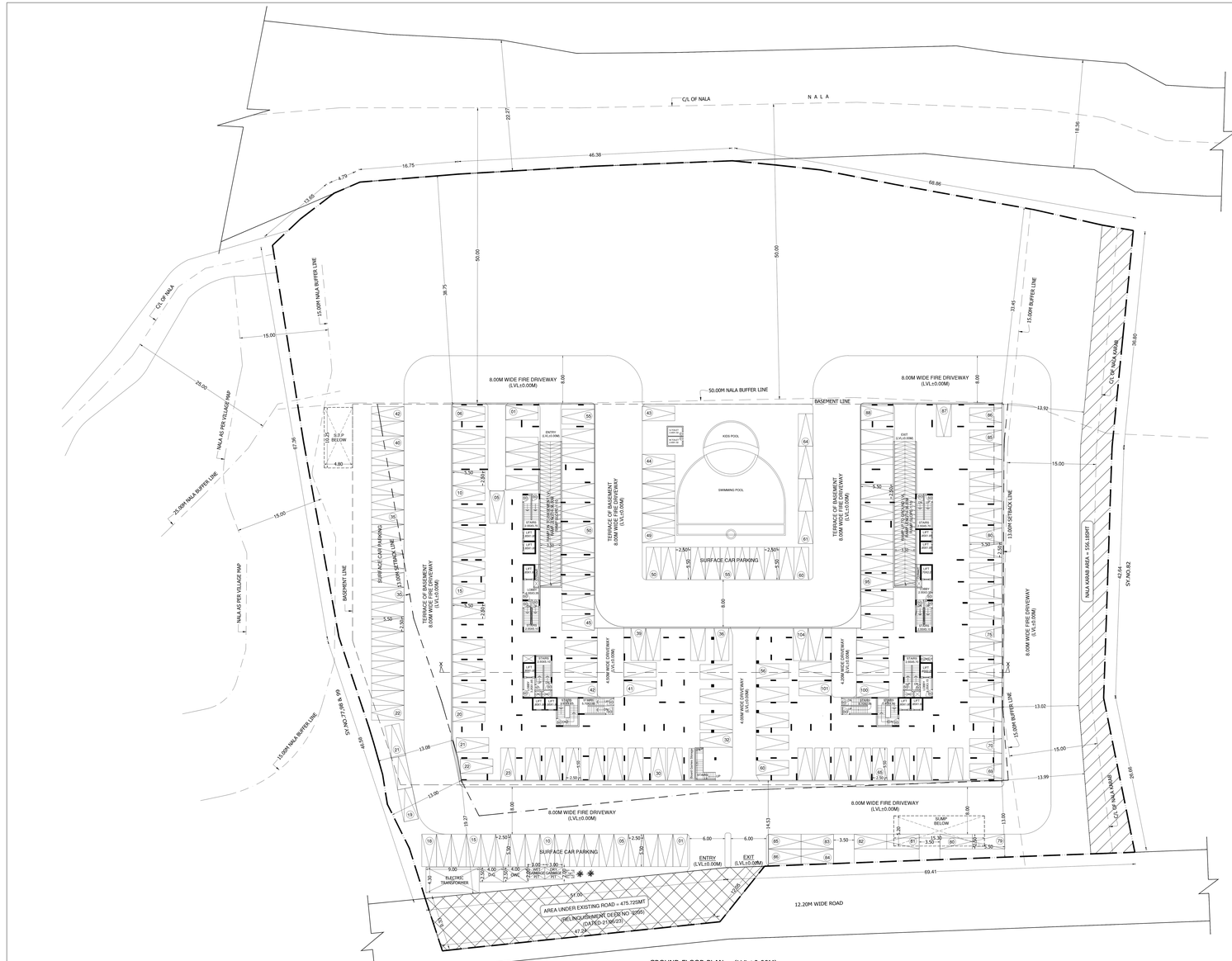
Digitally signed by Manjunatha Reddy
Date: 2024.10.07 15:47:39 IST
Reason: Approved
Location: Bangalore
Bruhat Bengaluru Mahanagara Palike
Planning (ZONE)
Phone: 2660 0000
Email: mail.bbmpzonal@gmail.com

NO - NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1500.00 x 900.00MM)



GROUND FLOOR PLAN (LVL±0.00M)

NO.OF GROUND CAR PARKING=104Nos
NO.OF SURFACE CAR PARKING= 64Nos
TOTAL CAR PARKING=168Nos

Approval Condition :

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1.The earlier sanctioned Plan vide No. PRJ/14839/22-23, dated: ____30/09/23_____ and Building Licence stands cancelled automatically.

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11.The applicant shall provide a ramp (preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.

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the site above 371 Sqm

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2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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32.The Owner / Association of the high-rise building shall conduct two mock â€˜drillâ€™ in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No: BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

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48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personals or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodavag/ Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block A (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions From Gross (StairCase Area) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (Other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	226.74	0.00	226.74	168.72	48.79	9.23	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Thirteenth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Twelfth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
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Ninth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eighth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Seventh Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Sixth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fifth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fourth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Third Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Second Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
First Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ground Floor	3322.71	167.17	3155.54	153.02	43.36	0.00	1.05	0.00	0.00	2998.11	2998.11	24	152.67
Basement Floor	4211.12	0.00	4211.12	132.01	43.36	0.00	0.00	0.00	4000.08	35.17	35.17	00	35.17
Basement Floor	6895.54	0.00	6895.54	132.01	43.36	0.00	0.00	253.59	6431.07	35.21	35.21	00	35.21
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.59	10431.15	39342.85	39342.85	336	223.05
Total Number of Same Blocks	1												
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.59	10431.15	39342.85	39342.85	336	223

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Recpt./Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Residential	Apartment	90 - 225	1	-	1	336	-	
	Total :		-	-	-	-	336	382	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	336	8031.60	382	9252.50
Visitor's Car Parking	34	487.50	0	0.00
Total Car	370	8519.10	382	9252.50
Two/Three	-	467.50	0	0.00
Other Parking	-	-	-	6168.65
Total :	-	5003.05	-	11421.15

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross (StairCase Area) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.85	39342.85	336	223.05
Grand Total:	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.85	39342.85	336.00	223.05

Sl. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance Value of TDR (Originating site Rs / Sq.Mt.)	Guidance Value of TDR (Receiving site Rs / Sq.Mt.)	Fsi/construction value	Factorized Notional land in the receiving plot	Floor area paid for the Notional land (Sq.Mt.)	Utilised Notional land out of 2/4/TDR floor area paid (Sq.Mt.)	Balance TDR as notional land
308	-	2008.42	40000.00	40000.00	1.00	2008.42	4018.85	0.00	0.00
	Total :					2008.42	4018.85	4014.73	4.22
Total Floor area utilised by TDR							4018.85		
Maximum TDR Allowable (67% of Permissible FAR)							20896.74		
Balance not utilised TDR Area							9.50		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1681
A (RESIDENTIAL)	D1	0.90	2.10	1342
A (RESIDENTIAL)	ED	1.05	2.10	336
A (RESIDENTIAL)	SD	1.20	2.15	98
A (RESIDENTIAL)	SO	1.80	2.10	98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	785
A (RESIDENTIAL)	W1	1.20	1.45	58
A (RESIDENTIAL)	W	1.50	1.10	2055

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 2.10 X 2 X 1	5.00	7.62
	1.10 X 2.20 X 1 X 1	2.62	
SECOND FLOOR PLAN	1.50 X 4.10 X 2 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
THIRD FLOOR PLAN	1.50 X 4.10 X 2 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
TYPICAL - 4 TO 14 FLOOR PLAN	1.50 X 2.10 X 2 X 11	69.30	105.60
	1.50 X 2.20 X 1 X 11	36.30	
Total :	-	-	132.42

SCHEDULE	AREA
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 23/07/2024	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/14839/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 3091	
Nature of Sanction: MODIFY	Property Survey No.: 85,86,78 (old) as per No. 78A ,78B)	
Location: Ring-II	Khata No. (As per Khata Extract): 3091	
Building Line Specified as per Z.R:	Locality / Street of the property: Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore	
Sarvoja Road :		
Zone: Mahadevapura		
Ward: Ward-004		
Planning District: 312-Avalahalli		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16035.24
Deduction for NatPol Area		
Surrender Free of Cost		475.72
Khanderi Area		326.10
Total :		1031.96
NET AREA OF PLOT	(A-Deductions)	15003.28
COVERAGE CHECK :		
Permissible Coverage area (60.00 %)		7501.67
Proposed Coverage Area (28.27 %)		4211.11
Achieved Net coverage area (28.27 %)		4211.11
Balance coverage area left (31.73 %)		3290.56
FAR CHECK :		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		33807.38
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		20896.74
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		52703.83
Residential FAR (100.00%)		39342.85
Proposed FAR Area		39342.85
Achieved Net FAR Area (2.54)		39342.82
Balance FAR Area (1.32)		13361.01
Achieved Additional FAR Area		4014.73
BUILT UP AREA CHECK :		
Proposed BuiltUp Area		53223.05
Substructure Area Not in BUA (Lowest Lvl)		39.02
Achieved BuiltUp Area		53262.07

Color Notes

COLOR INDEX

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:86,86 OF BELATUR VILLAGE & SY NO:78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:64, BANGALORE EAST TALUK, BANGALORE.

SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S ANKURAM DEVELOPERS REP BY MANAGING PARTNER P. PRATHAP REDDY, Aadhaar No. XX-Xx-Xx-Xx, Ph. 9902194130,
Sy No. 3, Pattanna Agrahara , Ahmedabad Main Road, Bangalore -560066.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4202, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4286/11-18

PROJECT TITLE :
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DRAWING TITLE :
GROUND FLOOR PLAN

SHEET NO : 03 OF 08

SANCTIONING AUTHORITY :			
ASST.DIR. / JOINT DIRECTOR / DEPUTY DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

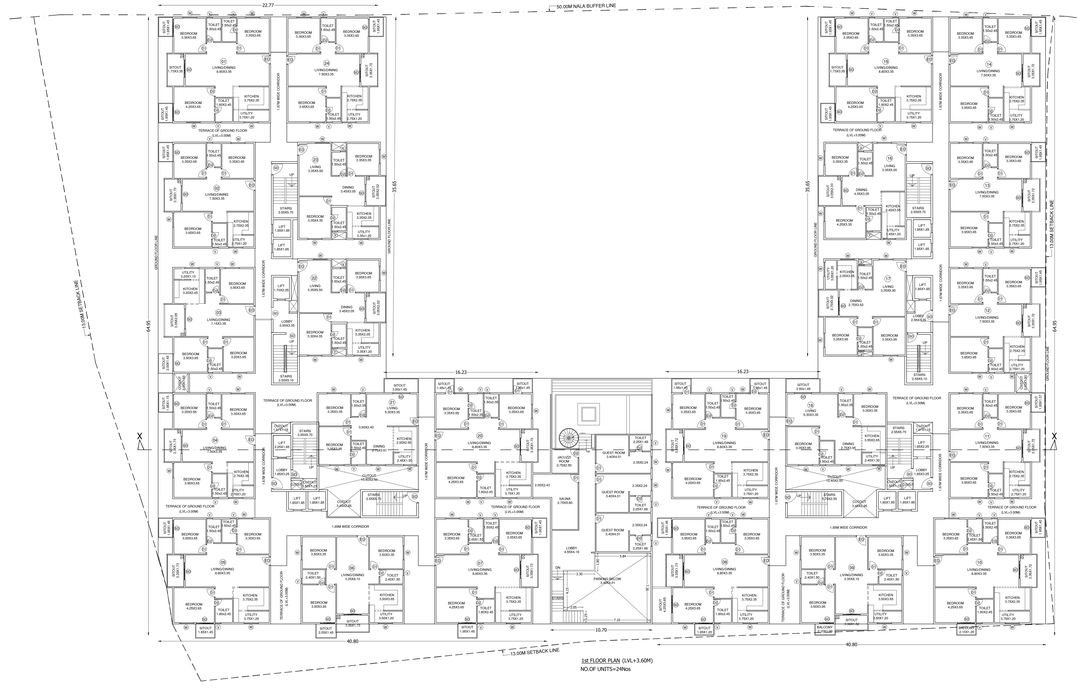
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1500.00 x 900.00MM)



Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No. PRJ/1483/02-23 dated: ____30/09/23 ____ and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 309/1 , Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, , Bangalore.

a) Consist of 1Basement + 1Ground + 14 UF only.

3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

4.174221.15 area reserved for car parking shall not be converted for any other purpose.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which should be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esk.S) code leaving 3.00 mts. from the building within the premises.

11.The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.

14.Licensee and approved plans shall be posted in a conspicuous place of the licensed premises. The plan, the licence and the copies of sanctioned plans with specifications shall be kept in mounted on a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).

17.The building shall be constructed under the supervision of a registered structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained o for

the site above 371 Sqm.

19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 7 in Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sr. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no nuisance is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property , public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement.

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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32.The Owner / Association of the high-rise building shall conduct two mock â€˜ trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodline) Letter No. LD/SSE/ET/2013, Dated: 01-04-2013 :

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Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

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Block :A (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions From Gross (Void/Lift/Ramp Area) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fair Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn (No.)	Carpet Area (Other than Tenement
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Tenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ninth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eighth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Seventh Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Sixth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fifth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fourth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Third Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
First Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ground Floor	3322.71	167.17	3155.54	153.02	43.36	0.00	1.05	0.00	0.00	2998.11	2998.11	24	152.67
Basement Floor	4211.12	0.00	4211.12	132.01	43.36	0.00	0.00	0.00	4000.08	35.17	35.17	00	35.17
Total	6895.54	0.00	6895.54	132.01	43.36	0.00	0.00	253.59	6431.07	35.21	35.21	00	35.21
Total Number of Same Blocks	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.59	10431.15	39342.85	39342.85	336	223.05
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.59	10431.15	39342.85	39342.85	336	223

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:BLOCK OF BELATUR VILLAGE & SY NO:79 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19
		VERSION DATE: 23/07/2024
PROJECT DETAIL :		
Authority: BBMP		Plot Use: Residential
Project No: PRJ/1483/02-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 309/1
Nature of Sanction: MODIFY		City Survey No.: 85-86,79 (old sy No. 79A ,79B)
Location: Ring-III		Khata No. (As per Khata Extract): 309/1
Building Line Specified as per Z.R:		Locality / Street of the property: Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
Sample Road:		
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 312-Avalahalli		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16029.24
Deduction for NetPol Area		
Surrender Free of Cost		475.72
Khandakeri Area		536.19
Total :		1011.90
NET AREA OF PLOT	(A-Deductions)	15003.34
COVERAGE CHECK :		
Permissible Coverage area (50.00 %)		7501.67
Proposed Coverage Area (28.27 %)		4211.11
Achieved Net coverage area (28.27 %)		4211.11
Balance coverage area left (21.73 %)		3290.56
FAR CHECK :		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		33807.89
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable 35% of Perm.FAR as Premium		20884.76
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		54738.65
Residential FAR (100.00%)		39342.61
Proposed FAR Area		39342.61
Achieved Net FAR Area (2.54)		39342.62
Balance FAR Area (1.22)		15382.51
Achieved Additional FAR Area		4814.73
BUILT UP AREA CHECK :		
Proposed BuiltUp Area		53223.05
Submission Area Add to BUA (Lesout Lvl)		39.02
Achieved BuiltUp Area		53262.07

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Requ.Unit	Reqd.	Prop.	-
A (RESIDENTIAL)	Residential	Apartment	90 - 225	1	-	1	336	-	-
	Total :		-	-	-	-	336	382	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achived	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	336	8232.00	382	9252.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	370	8699.50	382	9252.50
Two/Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	6168.65
Total :	-	5555.00	-	11421.15

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built-up Area (Sq.mt.)	Deductions From Gross (Void/Lift/Ramp Area) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn (No.)	Carpet Area (Other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.85	39342.85	336	223.05
Grand Total:	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.85	39342.85	336.00	223.05

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.Mt.)	Guidance Value of TDR (Originating site Rs. / Sq.Mt.)	Guidance Value of TDR (Receiving Plot /Rs. / Sq.Mt.)	Factorization of Guidance	Factorized Notional land in the Receiving Plot	Floor area used for the Notional land	Utilised Notional land out of ORIGIN Floor area paid (Sq.Mt.)	Balance Notional land
308	-	2008.42	40000.00	40000.00	1.00	2008.42	4018.95	0.00	0.00
	Total :					2008.42	4018.95	4014.73	4.22
Total Floor area utilised by TDR							4018.95		
Maximum TDR Allowable (57% of Permissible FAR)							20884.74		
Balance not utilised TDR Area							9.52		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1661
A (RESIDENTIAL)	D1	0.90	2.10	1342
A (RESIDENTIAL)	ED	1.05	2.10	336
A (RESIDENTIAL)	SD	1.20	2.15	58
A (RESIDENTIAL)	SO	1.80	2.10	98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	785
A (RESIDENTIAL)	W1	1.20	1.45	58
A (RESIDENTIAL)	W	1.50	1.20	2055

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 2.10 X 2.4 X 1	5.00	7.62
	1.10 X 2.20 X 1 X 1	2.62	
SECOND FLOOR PLAN	1.50 X 4.10 X 2.4 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
THIRD FLOOR PLAN	1.50 X 4.10 X 2.4 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
TYPICAL - 4 TO 14 FLOOR PLAN	1.50 X 4.10 X 2.4 X 11	69.30	105.60
	1.50 X 2.20 X 1 X 11	36.30	
Total :	-	-	132.42

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S ANKURAM DEVELOPERS REP BY MANAGING PARTNER P. PRATHAP REDDY, Mobile No. 91, Kaha No. 59/2/4/136, Sy No.3, Pattandur Agrahara , Whitefield Main Road, Bangalore-560066.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4202, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4299/11-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:BLOCK OF BELATUR VILLAGE & SY NO:79 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE :
1ST FLOOR PLAN

SHEET NO : 04 OF 08

SANCTIONING AUTHORITY :

SECRETARY / JOINT DIRECTOR / TOWN PLANNING MEMBER / ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by Town Planning Member Date: 2024.10.08 15:47:39 IST Reason: Approved Location: Bangalore Development Authority

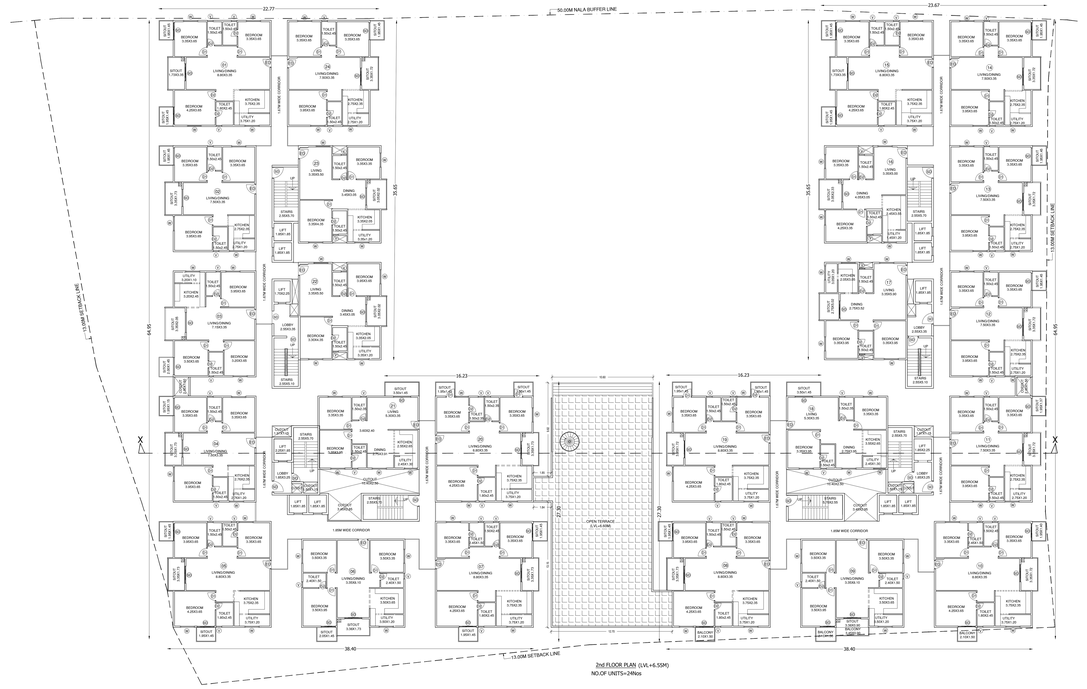
Approved Plan Layout Check List Reference No/Version: BBMP/Addl.Dc/ESR/0000/24-25 V1.20

HO - NORTH

UserDefinedMetric (1500.00 x 900.00MM)

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No. PRJ/1483/22-23, dated: ____30/09/23_____ and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 3091 , Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, , Bangalore.

a) Consist of 1Basement + 1Ground + 14 UF only.
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.11421.15 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and disposed to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The plans, license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜IVâ€™ (Bye-law No. 3.6) under sub section IV-B (iii) to (ix).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained o for
the site above 371 Sqm
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23.The applicant should provide solar water heaters as per table 7.7 Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30.Sufficient two wheeler parking shall be provided as per requirement.
NOTE:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€˜drillâ€™ in the building once before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts
36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

37.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.

42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodline) Letter No. LD/SLE/T(D)/13, dated: 01-04-2013 :
I- Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :A (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn (No.)	Carpet Area (other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	226.74	0.00	226.74	168.72	48.79	9.23	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Thirteenth Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Twelth Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eleventh Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Tenth Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ninth Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eighth Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Seventh Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Sixth Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
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Fourth Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Third Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
First Floor	3082.57	102.99	2979.58	1411.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Second Floor	3322.71	167.17	3155.54	153.02	43.36	0.00	1.05	0.00	0.00	2998.11	2998.11	24	152.67
Ground Floor	4211.12	0.00	4211.12	132.01	43.36	0.00	0.00	0.00	0.00	4000.08	35.17	00	35.17
Basement Floor	6895.54	0.00	6895.54	132.01	43.36	0.00	0.00	253.39	6421.07	35.21	35.21	00	35.21
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.65	39342.65	336	223.05
Total Number of Same Blocks	1												
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.65	39342.65	336	223

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:89,96 OF BELATUR VILLAGE & SY NO:78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 23/07/2024	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/1483/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 3091	
Nature of Sanction: MODIFY	City Survey No.: 89,96,78 (as per Khata)	
Location: Ring-III	Khata No. (As per Khata Extract): 3091	
Building Line Specified as per Z.R:	Locality / Street of the property: Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore	
Sample Road:		
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 312-Avalahalli		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16035.24
Deduction for NatPol Area		
Surrender Free of Cost		475.72
Khanda(Land) Area		326.10
Total :		1031.96
NET AREA OF PLOT	(A-Deductions)	15003.28
COVERAGE CHECK :		
Permissible Coverage area (50.00 %)		7501.67
Proposed Coverage Area (28.27 %)		4211.11
Achieved Net coverage area (28.27 %)		4211.11
Balance coverage area left (21.73 %)		3290.56
FAR CHECK :		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		33807.89
Additional F.A.R within Ring I and II for amalgamated plot - ( )		0.00
Allowable 250M.Ht.& 30% of Perm.FAR ( )		33807.89
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.62)		39342.65
Residential FAR (100.00%)		39342.65
Proposed FAR Area		39342.65
Achieved Net FAR Area (2.54)		39342.62
Balance FAR Area (0.08)		39342.65
Achieved Additional FAR Area		4814.73
BUILT UP AREA CHECK :		
Proposed BuiltUp Area		53223.05
Substructure Area Add in BUA (Lesser Lvl)		39.02
Achieved BuiltUp Area		53262.07

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
			Reqd.	Prop.	Reqd.Unit		Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	90 - 225	1	-	1	336	-
	Total :		-	-	-	-	336	382

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	336	8020.50	382	9212.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	370	8488.00	382	9212.50
Two/Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	6168.65
Total :	-	5555.00	-	11421.15

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built-up Area (Sq.mt.)	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn (No.)	Carpet Area (other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.65	39342.65	336	223.05
Grand Total:	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.65	39342.65	336.00	223.05

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.Mt.)	Guidance Value of TDR Originating site (Rs. / Sq.Mt.)	Guidance Value of TDR Receiving site (Rs. / Sq.Mt.)	Factorization of Guidance	Factorized Notional land in the receiving site	Floor area used for the Notional land	Utilised Notional land out of DR/TDR floor area (Sq.Mt.)	Balance Notional land
308	-	2008.42	40000.00	40000.00	1.00	2008.42	4018.85	0.00	0.00
	Total :					2008.42	4018.85	4014.73	4.22
Total Floor area utilised by TDR							4018.85		
Maximum TDR Allowable (67% of Permissible FAR)							22696.74		
Balance not utilised TDR Area							9.50		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1661
A (RESIDENTIAL)	D1	0.90	2.10	1342
A (RESIDENTIAL)	ED	1.05	2.10	336
A (RESIDENTIAL)	SD	1.20	2.15	99
A (RESIDENTIAL)	SD	1.80	2.10	98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.50	765
A (RESIDENTIAL)	W1	1.20	1.45	58
A (RESIDENTIAL)	W	1.50	1.10	2055

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 2.10 X 2.6 1	5.00	7.62
	1.10 X 2.20 X 1 X 1	2.62	
SECOND FLOOR PLAN	1.50 X 4.10 X 2.6 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
THIRD FLOOR PLAN	1.50 X 4.10 X 2.6 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
TYPICAL - 4 TO 14 FLOOR PLAN	1.50 X 13.9 X 2.6 11	69.30	105.60
	1.50 X 2.20 X 1 X 11	36.30	
Total :	-	-	132.42

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S ANKURAM DEVELOPERS REP BY MANAGING PARTNER P. PRAVEEN KUMAR, Mobile No. 91, Katha No. 89/2/4/136, Sy No. 3, Pattanna Agrahara , Ahmedabad Main Road, Bangalore-560066.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4202, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-43891/11-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:89,96 OF BELATUR VILLAGE & SY NO:78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE :
2ND FLOOR PLAN

SHEET NO : 05 OF 08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Validity of this plan is subject to the Condition mentioned in the Approval Condition and Building Licence issued.
Project Architect: Ganesh N
Proprietor: M/S ANKURAM DEVELOPERS
Plot No: 3091, Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
Planning Authority: BBMP
Approval Date: 23/07/2024 12:47:47 PM
Payment No: 1
Payment Date: 23/07/2024 12:47:47 PM

HO - NORTH

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No. PRJ/1483902-23 dated :-----30/09/23 ----- and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 3091 , Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore. , Bangalore.

a) Consist of 1Basement + 1Ground + 14 UF only.

3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

4.1142/1.15 area reserved for car parking shall not be converted for any other purpose.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esk D) code leaving 3.00 mts. from the building within the premises.

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.

14.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The licence, the plans and the copies of sanctioned plans with specifications shall be kept mounted on a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜Vâ€™ (Bye-law No. 3.6) under sub section IV-B (iii) to (ix).

17.The building shall be constructed under the supervision of a registered structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained o for

the site above 371 Sqm.

19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per bye law 7.7 Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property , public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades. Adequate sufficient two wheeler parking shall be provided as per requirement.

No.Objection Certificate :

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€˜ trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

37.The Applicant / Owners / Developers shall make necessary provision to charge elecrical vehicles.

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.

42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

43.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodline) Letter No. LD/SLE/T(D)/13, dated: 01-04-2013 :

1.Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :A (RESIDENTIAL)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)		Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (Area in Sq.mt.)
		Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	226.74	0.00	226.74	168.72	48.79	9.23	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Thirteenth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Twelfth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eleventh Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Tenth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ninth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eighth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Seventh Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Sixth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fifth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fourth Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Third Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Second Floor	3082.57	102.99	2979.58	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
First Floor	3322.71	167.17	3155.54	153.02	43.36	0.00	1.05	0.00	0.00	2998.11	2998.11	24	152.67
Ground Floor	4211.12	0.00	4211.12	132.01	43.36	0.00	0.00	0.00	0.00	4000.08	35.17	35.17	00
Basement Floor	6895.54	0.00	6895.54	132.01	43.36	0.00	0.00	253.09	6421.07	35.21	35.21	00	35.21
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	13431.15	35942.85	35942.85	336	223.05
Total Number of Same Blocks	1												
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	13431.15	35942.85	35942.85	336	223

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Recpt./Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Residential	Apartment	90 - 225	1	-	1	336	-	-
	Total :		-	-	-	-	336	382	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	336	8032.50	382	9252.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	370	8500.00	382	9252.50
Two/Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	6168.65
Total :	-	5933.05	-	11421.15

FAR &Tenement Details

Block	No. of Same Bldg.	Gross BuiltUp Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	13431.15	35942.85	35942.85	336	223.05
Grand Total:		54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	13431.15	35942.85	35942.85	336.00	223.05

Sl. No.	TDR No.	TDR Area (Notional Land in Sq.Mt.)	Guidance Value of TDR Originating site (Rs. / Sq.Mt.)	Guidance Value of Receiving site (Rs. / Sq.Mt.)	Factorization of Guidance Value	Factorized Notional land in the receiving site	Floor area load to the Notional land (Sq.Mt.)	Utilised TDR area out of DR/TDR floor area paid (Sq.Mt.)	Balance TDR as notional land
308	-	2008.42	40000.00	40000.00	1.00	2008.42	4018.85	0.00	0.00
	Total :					2008.42	4018.85	4014.73	4.22
Total Floor area utilised by TDR							4018.85		
Maximum TDR Allowable (67% of Permissible FAR)							20996.74		
Balance not utilised TDR Area							9.92		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1661
A (RESIDENTIAL)	D1	0.90	2.10	1342
A (RESIDENTIAL)	ED	1.05	2.10	336
A (RESIDENTIAL)	SD	1.20	2.15	99
A (RESIDENTIAL)	SO	1.80	2.10	98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W	1.00	1.20	785
A (RESIDENTIAL)	W1	1.20	1.45	58
A (RESIDENTIAL)	W	1.50	1.10	2055

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 2.10 X 2 X 1	5.00	7.62
	1.10 X 2.20 X 1 X 1	2.62	
SECOND FLOOR PLAN	1.50 X 2.10 X 2 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
THIRD FLOOR PLAN	1.50 X 2.10 X 2 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
TYPICAL - 4 TO 14 FLOOR PLAN	1.50 X 2.10 X 2 X 11	69.30	105.60
	1.50 X 2.20 X 1 X 11	36.30	
Total :	-	-	132.42

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:89,96 OF BELATUR VILLAGE & SY NO:78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 23/07/2024
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/1483902-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 3091
Nature of Sanction: MODIFY	City Survey No.: 89,96,78 (old sy No. 78A ,78B)
Location: Ring-III	Khata No. (As per Khata Extract): 3091
Building Line Specified as per Z.R:	Locality / Street of the property: Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
Zone: Mahadevapura	
Ward: Ward-054	
Planning District: 312-Avalahalli	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 16029.24
Deduction for NetPlot Area	
Surrender Free of Cost	475.72
Khandaneli Area	326.10
Total :	1031.96
NET AREA OF PLOT	(A-Deductions) 15003.36
COVERAGE CHECK :	
Permissible Coverage area (50.00 %)	7501.67
Proposed Coverage Area (28.07 %)	4211.11
Achieved Net coverage area (28.07 %)	4211.11
Balance coverage area left (21.93 %)	3290.56
FAR CHECK :	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	33815.26
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	20996.74
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.50)	52734.63
Residential FAR (100.00%)	35942.85
Proposed FAR Area	35942.85
Achieved Net FAR Area (2.54)	35942.92
Balance FAR Area (1.22)	16382.07
Achieved Additional FAR Area	4814.73
BUILT UP AREA CHECK :	
Proposed BuiltUp Area	53223.05
Substructure Area Add in BUA (Lvl:-2)	39.02
Achieved BuiltUp Area	53262.07

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S ANKURAM DEVELOPERS REP BY MANAGING PARTNER P. Ramakrishna Reddy, Mobile No. 91, Kathe No. 89/2/4/130, Sy No. 3, Pattanna Agrahara , Ahmedabad Main Road, Bangalore -560066.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4222, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4299/11-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:89,96 OF BELATUR VILLAGE & SY NO:78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE :
3RD FLOOR PLAN

SHEET NO : 06 OF 08

SANCTIONING AUTHORITY :

SECRETARY / JOINT DIRECTOR / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

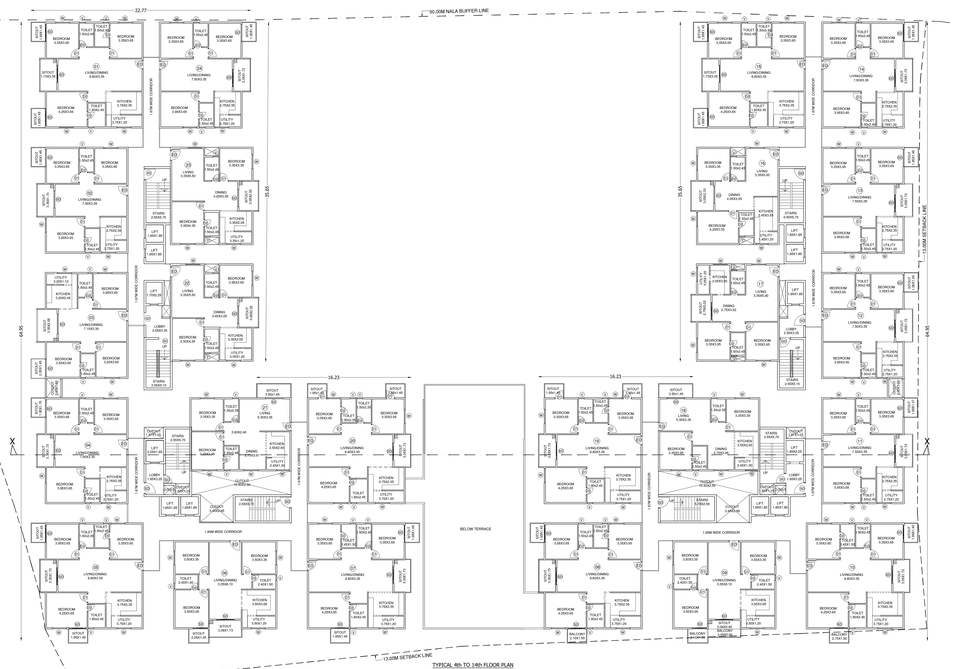
Digitally signed by Town Planning Member
Date: 2024.08.07 15:47:47 IST
Reason: Approved
Location: Bangalore
Bangalore Mahanagara Palike
Town Planning Member
Bangalore Mahanagara Palike
Town Planning (ULBTP)

Scan to verify
Visit https://bbmpeaasthi.karnataka.gov.in

NO = NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



TYPICAL 4th TO 14th FLOOR PLAN
(LVL+12.45M) to (LVL+41.95M)
NO.OF UNITS=24X11 =264Nos

ELEVATION

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No. PRJ/1483/22-23 dated :____30/09/23____ and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 309/1 , Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, , Bangalore.

a) Consist of 1Basement + 1Ground + 14 UF only.

3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

4.174221.15 area reserved for car parking shall not be converted for any other purpose.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after construction.

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ess) Cl) code leaving 3.00 mts. from the building within the premises.

11.The applicant shall obtain clearance / permission from concerned authority i.e. KSCA for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The license and the copies of sanctioned plans with specifications shall be kept mounted on a frame and displayed and they shall be made available during inspections.

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the site above 371 Sqm.

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22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and/or in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 7.f Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜31) of Building bye-laws 2003 shall be ensured.

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27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls , and super structure for the safety of the structure as well as neighbouring property , public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement.

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

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4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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32.The Owner / Association of the high-rise building shall conduct two mock â€˜drillsâ€™ in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

37.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.

42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

43.The Applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodline) Letter No. LD/95LET/2013, dated: 01-04-2013 :

I Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :A (RESIDENTIAL)

Floor Name	Gross Built up Area	Deductions From Gross (Sl.No. Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn. (No.)	Carpet Area (Other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	226.74	0.00	226.74	168.72	48.79	9.23	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Thirteenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Twelth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eleventh Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Tenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ninth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eighth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Seventh Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Sixth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fifth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fourth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Third Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
First Floor	3082.08	102.93	2979.15	141.74	43.36	0.00	1.05	0.00	0.00	2793.50	2793.50	24	0.00
Second Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ground Floor	3322.71	167.17	3155.54	153.02	43.36	0.00	1.05	0.00	0.00	2998.11	2998.11	24	152.67
Basement Floor	4211.12	0.00	4211.12	132.01	43.36	0.00	0.00	0.00	4000.08	35.17	35.17	00	35.17
Total :	68956.54	0.00	68956.54	132.01	43.36	0.00	0.00	253.09	6431.07	35.21	35.21	00	35.21
Total Number of Same Blocks	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	10431.15	39342.85	39342.85	336	223.05
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	10431.15	39342.85	39342.85	336	223

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:BLOK OF BELATUR VILLAGE & SY NO:79 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 23/07/2024
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/1483/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 309/1
Nature of Sanction: MODIFY	Zone: Varthur(Ward No. 85,86,79 (old) vs No. 79A ,79B)
Location: Ring-III	Khata No. (As per Khata Extract): 309/1
Building Line Specified as per Z.R:	Locality / Street of the property: Belathur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
Sarvoja Road	
Zone: Mahadevapura	
Ward: Ward-054	
Planning District: 312-Avalahalli	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 16029.24
Deduction for NatPol Area	
Surrender Free of Cost	475.72
Khanda/Land Area	586.18
Total :	1061.90
NET AREA OF PLOT	(A-Deductions) 15023.34
COVERAGE CHECK :	
Permissible Coverage area (50.00 %)	7511.67
Proposed Coverage Area (28.27 %)	4211.11
Achieved Net coverage area (28.27 %)	4211.11
Balance coverage area left (21.73 %)	3296.56
FAR CHECK :	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	33815.26
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (30% of Perm.FAR)	10084.74
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.60)	43730.62
Residential FAR (100.00%)	39342.61
Proposed FAR Area	39342.61
Achieved Net FAR Area (2.54)	39342.62
Balance FAR Area (0.06)	4387.63
Achieved Additional FAR Area	4514.73
BUILT UP AREA CHECK :	
Proposed BuiltUp Area	53223.05
Substructure Area Add in BUA (Lesvol Lvl)	39.02
Achieved BuiltUp Area	53262.07

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	90 - 225	1	-	1	336	-
	Total :		-	-	-	-	336	382

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	336	8232.00	382	9252.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	370	8699.50	382	9252.50
Two/Three	-	467.50	0	0.00
Other Parking	-	-	-	6168.65
Total :	-	5933.00	-	11421.15

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross (Sl.No. Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn. (No.)	Carpet Area (Other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	10431.15	39342.85	39342.85	336	223.05
Grand Total :	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.09	10431.15	39342.85	39342.85	336.00	223.05

Sl. No.	TDR No.	TDR Area (Notional Land in Sq.Mt.)	Guidance Value of TDR (Originating site Rs. / Sq.Mt.)	Guidance Value of TDR (Receiving site Rs./Sq.Mt.)	Factorization of Guidance value	Factorized Notional land in the receiving site	Floor area used for the Notional land	Utilised Notional land out of DRC/TDR floor area (Sq.Mt.)	Balance TDR as notional land
308	-	2008.42	40000.00	40000.00	1.00	2008.42	4016.85	0.00	0.00
	Total :					2008.42	4016.85	4014.73	4.22
Total Floor area utilised by TDR							4016.85		
Maximum TDR Allowable (50% of Permissible FAR)							20084.74		
Balance not utilised TDR Area							9.92		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1661
A (RESIDENTIAL)	D1	0.90	2.10	1342
A (RESIDENTIAL)	ED	1.05	2.10	336
A (RESIDENTIAL)	SD	1.20	2.15	38
A (RESIDENTIAL)	SO	1.80	2.10	98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	785
A (RESIDENTIAL)	W1	1.20	1.45	58
A (RESIDENTIAL)	W	1.50	1.10	2055

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 2.10 X 2.4 1	5.00	7.62
	1.10 X 2.20 X 1 X 1	2.62	
SECOND FLOOR PLAN	1.50 X 4.10 X 2.4 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
THIRD FLOOR PLAN	1.50 X 4.10 X 2.4 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
TYPICAL - 4 14 FLOOR PLAN	1.50 X 2.10 X 2.4 111	69.30	105.60
	1.50 X 2.20 X 1 X 11	36.30	
Total :	-	-	132.42

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S ANKURAM DEVELOPERS REP BY MANAGING PARTNER P. Parthasarathy Reddy, Khata No. 40, Katha No. 992/94/39, Sy No. 3, Pattanna Agrahara , Ahmedabad Main Road, Bangalore-560066.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4202, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4299/11-18.

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO:BLOK OF BELATUR VILLAGE & SY NO:79 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO:54, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE :
4TH TO 14TH FLOOR PLAN & ELEVATION

SHEET NO : 07 OF 08

SANCTIONING AUTHORITY :

ASSTT.DIR. / JOINT DIRECTOR / DEPUTY DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by Town Planning Member
Date: 2024.10.17 15:47:11 IST
Reason: Approved
Location: Bangalore

NO - NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1500.00 x 900.00MM)

SECTION @X-X

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33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/ALN/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

37.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.

42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

43.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housedaap Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

I- Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block A (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn (No.)	Carpet Area (other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	226.74	0.00	226.74	168.72	48.79	9.23	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Thirteenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Twelth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eleventh Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Tenth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ninth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Eighth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Seventh Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Sixth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fifth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Fourth Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Third Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
First Floor	3082.07	102.99	2979.08	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
Ground Floor	3302.71	167.17	3135.54	153.02	43.36	0.00	1.05	0.00	0.00	2998.11	2998.11	24	192.67
Basement Floor	4211.12	0.00	4211.12	132.01	43.36	0.00	0.00	0.00	4000.08	35.17	35.17	00	35.17
Basement Floor	6895.54	0.00	6895.54	132.01	43.36	0.00	0.00	253.59	6421.07	35.21	35.21	00	35.21
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.59	10431.15	39342.85	39342.85	336	223.05
Total Number of Same Blocks	1												
Total:	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.59	10431.15	39342.85	39342.85	336	223

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Residential	Apartment	90 - 225	1	-	1	336	-	
	Total		-	-	-	-	336	382	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	382	4637.50	382	9252.50
Visitor's Car Parking	24	487.50	0	0.00
Total Car	373	4637.50	382	9252.50
Two/Three	-	487.50	0	0.00
Other Parking	-	-	-	6168.65
Total:	-	5593.00	-	11421.15

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built-up Area (Sq.mt.)	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn (No.)	Carpet Area (other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.85	39342.85	336	223.05
Grand Total:	1	54729.03	1505.98	53223.05	2429.38	742.55	9.23	14.70	253.39	10431.15	39342.85	39342.85	336.00	223.05

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance Value of TDR Originating site (Rs. / Sq.Mt.)	Guidance Value of Receiving Plot (Rs. / Sq.Mt.)	Fabricization of Guidance Value	Fabricated Notional land in the receiving site	Floor area paid for the Notional land	Utilised Area out of TDR/TDR floor area paid (Sq.Mt.)	Balance TDR as notional land
308	-	2058.42	40000.00	40000.00	1.00	2058.42	4018.95	0.00	0.00
	Total:					2058.42	4018.95	4014.73	4.22
Total Floor area utilised by TDR							4018.95		
Maximum TDR Allowable (50% of Permissible FAR)							2098.74		
Balance not utilised TDR Area							9.50		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1661
A (RESIDENTIAL)	D1	0.90	2.10	1342
A (RESIDENTIAL)	ED	1.05	2.10	336
A (RESIDENTIAL)	SD	1.20	2.10	56
A (RESIDENTIAL)	SD	1.80	2.10	56

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	785
A (RESIDENTIAL)	W1	1.20	1.45	56
A (RESIDENTIAL)	W	1.50	1.10	2055

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 2.10 X 2 X 1	5.00	7.62
	1.10 X 2.20 X 1 X 1	2.62	
SECOND FLOOR PLAN	1.50 X 2.10 X 2 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
THIRD FLOOR PLAN	1.50 X 2.10 X 2 X 1	6.30	9.60
	1.50 X 2.20 X 1 X 1	3.30	
TYPICAL - 4 TO 14 FLOOR PLAN	1.50 X 2.10 X 2 X 11	69.30	105.60
	1.50 X 2.20 X 1 X 11	36.30	
Total:	-	-	132.42

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19
		VERSION DATE: 23/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ/1483902-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 309/1
Nature of Sanction: NEW		City Survey No.: 85-36-79 (old) (v No. 784 -788)
Location: Ring-II		Khata No. (As per Khata Extract): 309/1
Building Line Specified as per Z.R:		Locality / Street of the property: Belathur and kumbena Agrahara village, Sampige Road
Bidarahalli Hobli, Bangalore East Taluk, Bangalore		
Zone: Mahadevapura		
Ward: Ward-004		
Planning District: 312-Avalahalli		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16035.24
Deduction for NatPol Area		
Surrender Free of Cost		475.72
Khandaneli Area		326.10
Total:		1031.96
NET AREA OF PLOT	(A-Deductions)	15003.28
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7501.67
Proposed Coverage Area (28.07 %)		4211.11
Achieved Net coverage area (28.07 %)		4211.11
Balance coverage area left (21.93 %)		3290.56
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		33807.89
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		9588.74
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		52703.65
Residential FAR (100.00%)		39342.61
Proposed FAR Area		39342.61
Achieved Net FAR Area (2.54)		39342.62
Balance FAR Area (1.22)		13361.01
Achieved Additional FAR Area		4014.73
BUILT UP AREA CHECK		
Proposed BuiltUp Area		53223.05
Substructure Area Add in BUA (Lesser/ Lvl)		39.07
Achieved BuiltUp Area		53262.07

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenn (No.)	Carpet Area (other than Tenement
		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
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Fifth Floor	3082.07	141.74	43.36	0.00	1.05	0.00	0.00	2793.43	2793.43	24	0.00
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Basement Floor	6895.54	132.01	43.36	0.00	0.00	253.59	6421.07	35.21	35.21	00	35.21
Total:	54729.03	2429.38	742.55	9.23	14.70	253.59	10431.15	39342.85	39342.85	336	223.05
Total Number of Same Blocks	1										
Total:	54729.03	2429.38	742.55	9.23	14.70	253.59	10431.15	39342.85	39342.85	336	223

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S ANKURAM DEVELOPERS REP BY MANAGING PARTNER P. Ramakrishna Reddy, Site No. 47, Kalha No. 59/2/4/1/30, Sy No. 3, Pattanna Agrahara , Ahmedabad Main Road, Bangalore -560066.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4202, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/11-18.

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT SY NO.BLOK OF BELATUR VILLAGE & SY NO.78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.64, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE :

TERRACE FLOOR PLAN & SECTION

SHEET NO : 08 OF 08

SANCTIONING AUTHORITY :

ASST.DIR. / ASST.TOWN PLANNER / ASST.DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by Town Planning Member Secretary
Date: 2024.10.03 15:47:21 IST
Reason: Approved
Location: Bangalore Development Authority

HO - NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1500.00 x 900.00MM)